



32, Bryn Road
Bridgend, CF35 5EY

Watts
& Morgan



32, Bryn Road

Coychurch, Bridgend CF35 5EY

Guide Price £290,000 - £300,00

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

An extended four bedroom semi-detached property situated in the village of Coychurch located with great access to local village amenities, Junction 35 of the M4 and Bridgend Town Centre. Being sold with no onward chain. Accommodation comprises of entrance hallway, lounge, kitchen, sitting room/dining room, WC. First floor landing, bedroom one with ensuite shower room, three further good size bedrooms and a family bathroom. Externally offering a private driveway to the front with off-road parking for two vehicles, enclosed rear garden. Chain free.

Directions

* Bridgend Town Centre - 2.4 Miles * Cardiff City Centre - 18.4 Miles * J35 of the M4 Motorway -2.1 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a uPVC front door into the entrance hallway with staircase to the first floor. The lounge, to the front of the property, is a spacious reception room with carpeted flooring, windows overlooking the front and a central feature gas fireplace with hearth and surround. The kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over with tiled splashbacks, laminate flooring and two sets of windows overlooking the rear garden. There is a uPVC door leading out to the rear garden and an inner hallway into the sitting room. Integrated appliances to remain include 4-ring gas hob with oven grill and extractor fan. All other appliances are freestanding, there is space for a washing machine, fridge freezer and dishwasher.

The sitting room is a converted garage with carpeted flooring and French doors opening out to the front. A versatile room leading into the ground floor WC which has been fitted with a WC, wash-hand basin, tiled flooring and a window to the rear.

The first floor landing offers carpeted flooring and access to the loft hatch. All doors lead off. There is a window overlooking the rear garden. Bedroom one is a great sized main bedroom with laminate flooring and windows to the front. Leads into an ensuite shower room fitted with a modern 3-piece suite comprising of a double walk-in shower enclosure with glass door, wash-hand basin and WC with tiling to the walls, vinyl flooring and window to the rear.

Bedroom two is a second double bedroom with carpeted flooring and window to the front. The third double bedroom benefits from laminate flooring and window to the rear. Bedroom four is a comfortable single room with a built-in single bed over the stairwell with carpeted flooring and window to the front. The family bathroom is fitted with a 3-piece suite comprising of a panelled bath with overhead shower, WC and wash-hand basin with vinyl flooring, partly tiled walls and window to the rear.

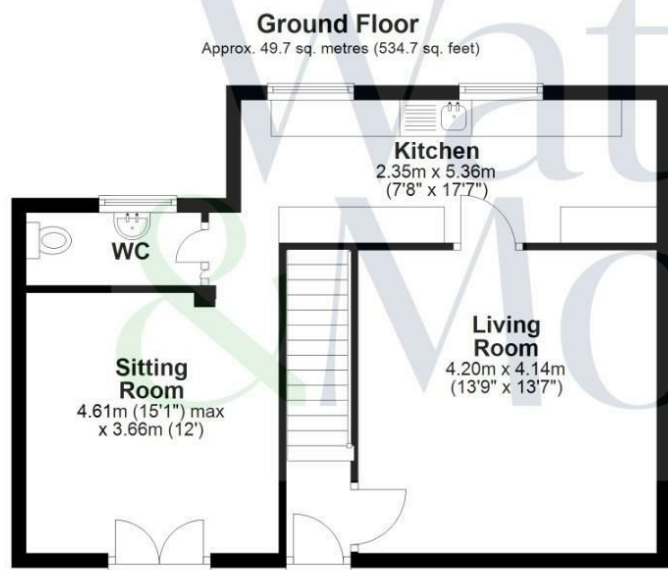
GARDENS AND GROUNDS

Approached off Bryn Road No. 32 benefits from a corner position with a private driveway to the front with off-road parking for two vehicles. A timber gate provides access into the rear garden. To the rear is an enclosed lawn garden with a raised seating area perfect for outdoor furniture, there is a bespoke built outdoor shed/outbuilding with flagstone flooring and power supply.

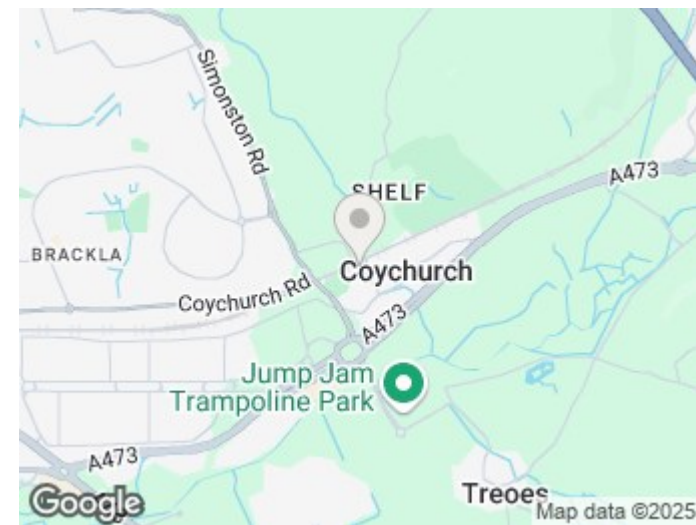
ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "TBC". Council Tax Band "D".

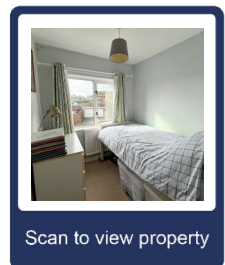




Total area: approx. 100.7 sq. metres (1083.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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